



Cutter Lane, New Rossington DONCASTER

welcome to

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This stunning three bedroom three storey semi-detached family home benefits from a superb kitchen diner, a master bedroom with en-suite and a double driveway. Situated on this highly sought after development with high attention to detail throughout.



Entrance Hall

With a front facing composite door with canopy, stairs which rise to the first floor landing, a useful storage cupboard and a central heating radiator.

Kitchen Diner

17' 1" x 10' 6" (5.21m x 3.20m)

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a four ring induction hob with extractor hood above, an electric oven and grill and an integrated washing machine, fridge-freezer and dishwasher. There is a TV media wall, breakfast bar, area for a dining table and chairs, a central heating radiator, a concealed wall mounted boiler, complimentary splashback and a front facing double glazed window. There is access to the ground floor WC and lounge.

Ground Floor W.C.

Fitted with a low flush WC, a wash hand basin with mixer tap, tiled flooring, a central heating radiator and downlights to the ceiling.

Lounge

11' 4" x 13' 10" (3.45m x 4.22m)

With rear facing double glazed full length windows and French doors giving access to the rear garden. There is laminate flooring and a central heating radiator.

First Floor Landing

With a side facing double glazed window.

Bedroom Two

11' 4" x 13' 9" max (3.45m x 4.19m max)

With a rear facing double glazed window, a central heating radiator and fitted sliding wardrobes providing hanging and storage space.

Bedroom Three

10' 8" max x 7' 1" (3.25m max x 2.16m)

With a front facing double glazed window and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin and a bath with shower over. There is a partial slate featured wall, tiled flooring, a chrome heated towel rail and downlights to the ceiling.

Second Floor

Primary Bedroom

22' 2" x 13' 10" (6.76m x 4.22m)

With a front facing double glazed forms window and a rear facing double glazed skylight window. There is a wall mounted electric feature fire, a central heating radiator, downlights to the ceiling, thermostat and a TV media wall. A door gives access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin and a double walk-in shower cubicle with shower and tiled surround. There is a chrome heated towel rail and a rear facing double glazed skylight window.

Outside

To the front of the property there is a double tarmac driveway providing off road parking. There is a path to the front entrance and a range of shrubs and plants. There is a side path with EV charging point and a side gate giving access to the rear garden. To the rear of the property there is an artificial lawned garden with, composite decking, raised sleepers and a porcelain patio ideal for outdoor dining and entertaining.

Additional Information

The vendor has made us aware that the property has a yearly service charge of £172.28 for the upkeep of the development. Contact the branch for further details.



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Cutter Lane, New Rossington DONCASTER

- STUNNING SPECIFICATION THROUGHOUT
- SUPERB KITCHEN DINER
- REAR ASPECT LOUNGE WITH FRENCH DOORS TO REAR GARDEN
- GROUND FLOOR WC
- MASTER BEDROOM WITH EN-SUITE

Tenure: Freehold EPC Rating: B

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR123686 - 0003

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